091.0	0006	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	649,100 / 649,100
					USE VALUE:	649,100 / 649,100
					ASSESSED:	649,100 / 649,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
185		BRATTLE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MOLDOVAN RICHARD J &
Owner 2:	ITANO ANDREA A
Owner 3:	
Street 1:	185 BRATTLE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	NGUYEN HANH NHO -
Owner 2:	PHAM LY LUU -
Street 1:	185 BRATTLE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,581 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1949, having primarily Vinyl Exterior and 1296 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4581.000	258,900		390,200	649,100
Total Card	0.105	258,900		390,200	649,100
Total Parcel	0.105	258,900		390,200	649,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 500.85 | /Parcel: 500.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 58957

GIS Ref

GIS Ref

Insp Date 11/27/18

!7433!

PREVIOUS ASSESSMENT

Parcel ID 091.0-0006-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	258,900	0	4,581.	390,200	649,100	649,100	Year End Roll	12/18/2019
2019	101	FV	222,000	0	4,581.	395,800	617,800	617,800	Year End Roll	1/3/2019
2018	101	FV	222,000	0	4,581.	295,400	517,400	517,400	Year End Roll	12/20/2017
2017	101	FV	222,000	0	4,581.	267,600	489,600	489,600	Year End Roll	1/3/2017
2016	101	FV	222,000	0	4,581.	256,400	478,400	478,400	Year End	1/4/2016
2015	101	FV	208,900	0	4,581.	217,400	426,300	426,300	Year End Roll	12/11/2014
2014	101	FV	208,900	0	4,581.	206,200	415,100	415,100	Year End Roll	12/16/2013
2013	101	FV	208,900	0	4,581.	196,200	405,100	405,100		12/13/2012

PRINT

Date	Time
12/10/20	22:04:15

LAST REV

Date	Time
05/07/19	13:52:39

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7433

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NGUYEN HANH NHO	66204-335		10/9/2015	Mult Lots	599,000	No	No		
MAC DONALD FLOR	44309-249		12/16/2004		420,000	No	No		
	10220-450		2/7/1963			No	No		N

USER DEFINED

Prior Id # 1:	58957
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/26/2014	758	Alterati	1,500					
4/25/2005	283	Redo Kit	18,000	C		G6	GR FY06	re-do bathroom

ACTIVITY INFORMATION

Date	Result	By	Name
11/27/2018	MEAS&NOTICE	CC	Chris C
7/1/2014	External Ins	PC	PHIL C
3/21/2009	Meas/Inspect	336	PATRIOT
12/5/2008	Missed Appt.	372	PATRIOT
3/27/2005	MLS	MM	Mary M
3/29/2000	Inspected	263	PATRIOT
3/10/2000	Measured	263	PATRIOT
8/4/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4581		Sq. Ft.	Site		0	70.	1.22	5									390,201						390,200	

Total AC/HA: 0.10517 | Total SF/SM: 4581 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 390,201 | Spl Credit | Total: 390,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1949	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	141.736
Other Features:	90750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	318078
Depreciation:	59162
Depreciated Total:	258915

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	0	BRs:	0	Baths:	1	HB	

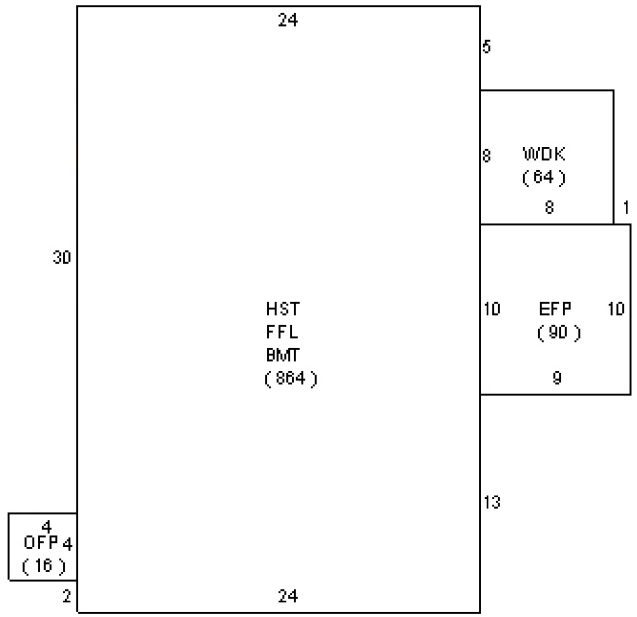
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2005
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
	6	4	M
Totals			
0			

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	864	42.520	36,738
FFL	First Floor	864	141.740	122,460
HST	Half Story	432	141.740	61,230
EFP	Enclos Porch	90	57.470	5,172
WDK	Deck	64	16.000	1,024
OFP	Open Porch	16	44.000	704

Net Sketched Area:	2,330	Total:	227,328
Size Ad	1296	Gross Are	2762	FinArea	1296
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	141.74
Special Features:	0	Val/Su Net:	111.12
Final Total:	258900	Val/Su SzAd	199.77

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

091.0-0006-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc